



Unlocking Possibilities

Building housing opportunities for everyone

Our annual report to the community
Polk County Housing Trust Fund
2023

More is possible when everyone has housing opportunity

To our community,

Reflecting on the past year at the Polk County Housing Trust Fund fills me with gratitude for the many people across Greater Des Moines who are helping realize this organization's vision of housing opportunity for all.



This has been a pivotal year in our history. We allocated just over half of a \$12 million American Rescue Plan Act fund for rental development entrusted to us by the Polk County Board of Supervisors, making this the largest ever allocation year for housing development. During this busy time, we welcomed new leadership. Toby O'Berry

joined as our new executive director and Mark Thompson as our Director of Housing Development after an exhaustive, inclusive search process engaging many community stakeholders.

While change is constant, the core principles guiding PCHTF's service to the region are the same. Dozens of local leaders contribute to PCHTF through board and committee service and by supporting of initiatives like our **STABLE STEADY STRONG** investment effort. This dedicated volunteer network ensures the Trust Fund is responsive to community needs and experiences.

Projects and services we have funded are transformative in the community, empowering people to reach their goals and creating lasting impact. However, there's much work ahead.

Your continued support, now and in the future, fuels our ability to achieve more. Together we will continue our progress toward building housing opportunity people need.

Sincerely,

Cole McClelland
PCHTF Board Chair

To our volunteers and supporters,

In these past months, stepping into my new role as executive director has been an exciting way to connect with more of the remarkable people who support the Trust Fund. We are fortunate to have such a robust community of supporters who guide and empower our mission.



In our work to unlock housing opportunities, we recognize that no single investment or policy change can address every challenge the community faces. Instead, our aim is to normalize affordable housing options across all our region's neighborhoods and communities. Together, we can reshape

perceptions to highlight affordable housing as vital to support hardworking individuals who are integral to our communities.

As costs have risen, the need for affordable housing solutions is only more acutely felt in our communities. The Trust Fund's role in these times is to forge ahead with new partnerships and serve as both a resource and champion of positive change.

Across our staff and network of volunteer leaders, supporters, and community partners, we're brimming with ideas and promising strategies. I look forward to collaborating with our community to build a strong, inclusive community with housing opportunities for all.

It's an honor to serve in this role where our organization is united around our shared belief that safe, stable and affordable housing should be within everyone's reach.

Sincerely,

Toby O'Berry
PCHTF Executive Director

About the Polk County Housing Trust Fund

The Trust Fund is the comprehensive planning, advocacy, and funding organization for affordable housing in Polk County, Iowa.

We propel Greater Des Moines’ effort to ensure everybody has equitable housing access. We allocate community funds to increase and improve the inventory of affordable places to live. And we fund support services to help people find and keep their home.

What sets us apart?

Dozens of local housing leaders guide our work

PCHTF’s committees assess proposals from both for-profit and nonprofit groups addressing local needs, recommending funding for those with the greatest impact. Our diverse board and committees ensure a broad range of community perspectives guide our decision-making.

Our flexible funding follows the need

The Trust Fund actively seeks to amplify the results of other funding sources. That means we often provide a crucial piece of funding support that binds other resources together and creates a viable solution.

We stay grounded in the data

We rely on close analysis of data from a variety of sources to keep up to date with the housing market and community needs. We make sure projects we fund align with both.



Inside our annual report

For the year ending June 30, 2023.

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Our mission

To provide strategic leadership, expertise, and resources to strengthen communities by expanding affordable housing choices in Polk County.

Our vision

Everyone has equal opportunity for safe, stable, affordable homes within the communities where they choose to live, work, play and learn.

A white arrow pointing up and to the right, set against a dark background.

Discover more online ↗

Look for links to online resources marked with this arrow symbol or QR codes to scan for more online.

Outreach and education

Creative solutions can boost supply



Efforts to enhance housing affordability require supporting regulatory streamlining and adopting policies to diversify housing supply.

This year's [Affordable Housing Week 7](#) Symposium, presented by AARP Iowa, offered solutions, featuring **Tony Perez**, a national expert on 'missing middle' housing. This housing type, featuring smaller multifamily buildings, was once common in cities but has been sidelined by single family home-focused zoning in many communities.

Featured speakers highlighted how cities are reconsidering land use

At right: Missing Middle Housing refers to "house scale" buildings that contain multiple living units. Homes designed this way can bring additional affordable housing choices to existing predominately single family neighborhoods.

policies to meet today's market demands. Modest zoning changes to expand the type of housing that can be built costs cities little and unlocks new housing options that are more affordable, meet the needs of more households, and make wise use of existing infrastructure in communities.



TWO HOUSES ONE HOME

The Trust Fund joined with local nonprofit HOME, Inc., to document the construction of a demonstration accessory dwelling unit in the Oak Park neighborhood of Des Moines in a new video series called [Two Houses, One Home 7](#).

Accessory dwelling units are small homes that share a lot with a larger single family home. More cities are considering allowing them as housing costs rise.



Above: During this year's Affordable Housing Week Symposium, a panel of local experts shared their views of how zoning and land use policies can contribute to greater housing opportunity. Thank you to (L to R) Eric Burmeister, PCHTF (moderator); Kris Saddoris, Hubbell Realty Company; Anne Russett, City of Iowa City; Charlie Cowell, RDG Planning & Design; Luke Mohlenhoff, West Bank; and Hon. Renee Hardman, West Des Moines City Council.

ZONE HOME

This year, the Trust Fund also released [a zoning and land use call to action 7](#) intended to share local resources and draw attention to how local government policies influence the cost of housing and equitable outcomes.

The need for action is growing as the average price of a new single family home has now crossed above \$420,000 in our region - out of reach for over three quarters of people who call the area home.

Student Design Challenge

Local high school students took part in a [friendly housing design challenge 7](#) to win a scholarship. This year, students designed an accessory dwelling unit. The top prize winner was **Alyssa Adcock** of Ankeny High School.



Supporting fair housing all across the region



The cities of **Des Moines, Ankeny, West Des Moines,** and **Urbandale** along with **Polk County** issued proclamations honoring April as Fair Housing Month. Each of the four participating cities has its own civil or human rights commission that educates and assists residents about ending housing discrimination.



In addition to recognizing the anniversary with fair housing proclamations, we honored the 55th Anniversary of the federal Fair Housing Act with a special event **Raising the Roof to Celebrate Fair Housing** at DMACC Urban Campus in April.

We honored organizations who help realize the goal of fair housing. Receiving honors were **Oakridge Neighborhood, HOME, Inc., Neighborhood Finance Corporation, Greater Des Moines Habitat for Humanity,** and **Anawim Housing.**

We also reflected on the work that remains. In the coming year, government and community volunteers will gather to draft the region's new five year plan to take action against housing inequity through a process called **Affirmatively Furthering Fair Housing.** This will be the third time the Trust Fund has been a stakeholder in crafting the region's approach and a new opportunity to set goals for extending housing opportunity in Greater Des Moines.



Graduate Fellowship in Housing Justice

Thanks to a partnership with the Mid Iowa Health Foundation, the Trust Fund awarded PhD student **Amal Barre** a fellowship in housing justice to support her continued work in uncovering and repairing systems that create displacement in neighborhoods and communities.

Landlord Forum

This year, our free educational event for property owners and managers focused on learning the basics of fair housing law as well as effective strategies to create a welcoming, inclusive environment for all residents and prospective residents. Thank you to lead sponsor City of Des Moines Civil and Human Rights.

Development Funding

In FY2023, the Trust Fund's development programs allocated \$1.7 million to provide affordable housing choices in Polk County.



Adding to the region's supply of affordable homes is one of our most important responsibilities. PCHTF allocates development funds provided by Polk County and the State Housing Trust Fund.

Throughout the year, our development committee reviews applications for funds according to a housing allocation plan we publish annually at [PCHTF.org/apply](https://pcht.org/apply). The following categories reflect FY2023 awards approved by the PCHTF Board of Directors.

Affordable homeownership

Supports programs to assist low- and moderate-income residents in buying safe, well built, affordable single family homes in Polk County.

FY 2023 Awards

- Greater Des Moines Habitat for Humanity, \$207,120
- HOME, Inc., \$129,450
- Neighborhood Finance Corporation, \$63,430

At left, above: PCHTF joined with Greater Des Moines Habitat for Humanity to celebrate the groundbreaking of 8 bi-attached (duplex) homes to be constructed in Ankeny.

Below: We celebrated the completion of a new construction HOME, Inc. home in Des Moines' River Bend neighborhood.

Owner-occupied repair

Supports programs that offer home repair to low- and moderate-income households to sustain the affordability and viability of their homes and maintain a safe and environmentally healthy housing stock across communities.

FY 2023 Awards

- Greater Des Moines Habitat for Humanity - Rock the Block, \$141,000
- Metro Home Improvement Program, \$112,800
- Polk County Public Works - Emergency Repair Program, \$107,300
- Polk County Public Works - Weatherization Program, \$95,550
- City of Des Moines, \$70,500
- Rebuilding Together, \$42,300
- EveryStep - Healthy Homes IA, \$30,550



Find more online ↗
Learn more about [owner occupied programs](#) and how to qualify.



At left: Inside a unit at Sixth Avenue Flats, a project PCHTF supported that opened this year. The group photo includes the development team from Hatch/Kiernan/Galloway and members of the Des Moines City Council.



Find more online [↗](#)
Take a [video tour of 6th Av. Flats](#), a PCHTF-supported project that opened this year.

Capacity building

Supports programs that produce or preserve affordable units in the region's supply.

FY2023 Awards

Primary Health Care, \$100,000 to fund a housing navigator position within Centralized Intake, the region's initial point of contact for persons experiencing homelessness.

Anawim Housing, \$70,000 to support permanent supportive housing programs serving individuals and families experiencing homelessness and who have a dual diagnosis of mental illness, substance use disorder, HIV/AIDS or are medically fragile.

Nisaa African Family Services, \$30,000 to support a housing advocate who works to provide housing services to gender-based violence survivors and victims in the African immigrant and refugee communities.

Rental development

Supports and funds additional safe, well built affordable rental housing units in Polk County.

FY2023 Awards

DEV Partners, \$200,000 to offer an additional 4 rental units in the Concord Apartments as affordable to households earning at or under 30% of AMI in the Sherman Hill neighborhood of Des Moines. The developer was previously awarded for 8 additional 30% units in the FY2022 round.

Mainstream Living, \$100,000 to renovate a 5-unit home as a model for Supported Community Living (SCL) for individuals with disabilities. Three units will be restricted under 30% of AMI and 2 units will be restricted under 50% of AMI.

Highland Park Community Development Association, \$75,000 to construct and offer for rent at or below 30% of AMI a 3 BR home in the Highland Park neighborhood of Des Moines.

Visit [PCHTF.org/apply](https://pchte.org/apply) [↗](#)

Information about all our funding programs is available on our website in one convenient location.

You can also download our guides to current **Area Median Incomes (AMI)** to learn more about the income guidelines that apply to our work.

Capital improvements

Sustains the affordability and viability of rental units for low and very low income people.

FY2023 Award

Cornerstone Apartments, \$125,000 to support improvements to 25 rental units in the Lower Beaver neighborhood of Des Moines; 19 will be restricted at 40% of AMI and 6 at 50%.

American Rescue Plan Act housing investments are underway



Tree House Apartments



Star Lofts groundbreaking



Johnston Crossing II

In April 2022, the Polk County Board of Supervisors made [a landmark \\$15+ million investment](#) of federal American Rescue Plan Act funds to the Polk County Housing Trust Fund. That allocation included \$12 million to invest in local rental housing projects focused on serving the most vulnerable community members.

This program dramatically increased the Trust Fund's ability to support affordable rental units in 2023. During FY2023, PCHTF allocated \$6.2 million from this fund. These projects include 153 units of income-restricted housing at or below 60% of area median income (AMI) at properties with offer 243 units total.

Star Lofts, Des Moines, \$500,000

This new construction community at 2701 Ingersoll Ave. will be complete in 2024. The project transforms a gas station into Iowa's 1st Zero Carbon certified building with mass timber construction and

100% energy offset via solar. Offers 20 apartments, 6 for $\leq 30\%$ AMI located next to many jobs and quality transit.

Lyn Crossing Apartments, Des Moines, \$393,750

Constructed in 2001 by Dream Catcher, Inc., the property offers 50 apartments at 2000 Meadow Chase Ln., 45 with affordability restrictions. These funds will address capital needs, roof replacements, and community building repairs, preserving affordability at 40-50% AMI.

Spire Home Portfolio, Des Moines, \$3.86 million

Supports acquisition of 33 homes by Spire Property Management. Ranging from 3 to 7 bedrooms, half of the homes are 5 bedrooms. Affordable to households at or below 40% AMI, these homes will help address the need for affordable homes for larger families.

Johnston Crossing II, Johnston, \$940,000

Affordable housing for people 55+ at 5625 NW Johnston Dr. Similar design to Johnston Crossing I next door. 50 one- and two-bedroom apartments, 45 with income restrictions, are now leasing.

Tree House Apartments, Des Moines, \$511,000

Constructed in 1923, these three historic buildings at 2225, 2305, and 2315 Grand Ave. offer 93 studio, one- and two-bedroom apartments. Funds support 10 units held affordable for $\leq 30\%$ AMI. The property has been renovated and offers affordable living in a high quality jobs and transit area.

Programs & Supportive Services

In 2023, we awarded **\$689,528** to community organizations for programs they will deliver in the coming year.

We fund programs that get people housed and keep them housed, including some of our community's most at-risk populations. These grants are funded by private contributions from across the community through our annual **STABLE STEADY STRONG** investment campaign. Competitive funding awards are recommended by our Programs & Supportive Services Committee and approved by the PCHTF Board of Directors.

We are thrilled to report that investments in **STABLE STEADY STRONG** reached their highest level yet with **\$710,815** raised this year. Funds from this effort do not fund PCHTF operations. That means 100% of funds raised are granted back into the community.



**STABLE
STEADY
STRONG**

INVESTING IN A STRONGER COMMUNITY FOR ALL.

[See page 11](#) for a list of people and organizations who made this work possible.

This year, funded partners served 1787 households.

631

households served were new to their program

533

Households increased their net worth

196

People found new jobs

472

Individuals received financial education

51

Households received homeownership education



Find more online ↗

We publish [quarterly updates](#) with more data about funded programs

Programs & Supportive Services awards

The Programs & Supportive Services committee made these awards of funds in FY2023 that will be paid out in the year ending June 2024.

	Amount awarded
Anawim Housing: Permanent supportive housing program	\$75,000
Anawim Housing: Expanding Choices in Housing Opportunities (ECHO) program	\$30,000
Catholic Charities: Refugee services program	\$26,000
Central Iowa Shelter & Services: Supportive housing program	\$30,000
Greater Des Moines Habitat for Humanity: Mortgage readiness education	\$50,000
Home, Inc.: Hope for Stable Families case management	\$25,000
Home, Inc.: Housing counseling	\$25,000
House of Mercy: Recovery housing case management	\$15,000
International Rescue Committee	\$15,000
Iowa Homeless Youth Center: Rapid rehousing program	\$75,000
Iowa International Center: Housing interpretation hotline	\$8,528
Nisaa African Family Services: Housing case management	\$50,000
Oakridge Neighborhood: Family and workforce program	\$70,000
Primary Health Care/Centralized Intake: Client assistance	\$75,000
Primary Health Care/Centralized Intake: Landlord mitigation fund	\$25,000
The Beacon: Graduate support program	\$30,000
US Committee on Immigrants & Refugees - Iowa: Refugee housing case management	\$45,000
YMCA Supportive Housing Campus: Graduate program	\$20,000
TOTAL	\$689,528

Funded programs match people with housing support they need



Oakridge Neighborhood residents like **Zekia** receive wrap-around services for job placement, financial education, health access and more.

Photo courtesy Oakridge Neighborhood

Jeremy from Anawim

Housing helps those who have experienced chronic homelessness. "I can work with you at your own pace for as long as it takes," he says. "It's the ultimate second chance."



Vern (and furry friend Petey) moved into their own fully furnished off-campus apartment with support from **YMCA Permanent Supportive Housing**.

Photo courtesy YMCA Permanent Supportive Housing

Hope from **Iowa Homeless Youth Centers** assists youth facing homelessness due to a lack of support systems. "Every youth deserves someone walking alongside them in this life," she says.





STABLE STEADY STRONG

Thank you to these investors of the **Stable Steady Strong** initiative from July 2022 through June 2023.

Find out how to join them at pcht.org/stablesteadystrong

Affinity Credit Union
American Enterprise Group
Charitable Foundation
Andersen Windows
Foundation
Angela Connolly
At Home in Central Iowa
Baker Group
Bank Iowa
Bank of America
Bank of the West
Bankers Trust
Central Bank
Chelsea Lepley
Chelsea Rink
Chris Diebel
Cole McClelland and
Jenna Kimberley
Community State Bank
Conlin Family Fund
Corey and Suzanne Mineck
Cutler Development
David Teachout
Deibler & Company

Drew Realty USA
Easter Family Fund
EMC Insurance Companies
Ena Babic Barnes
Eric Burmeister
Ernest & Florence Sargent
Family Foundation
First National Bank
Fred & Charlotte Hubbell
Family Charitable Fund
Gartner Family Foundation
Great Southern Bank
HPM Investments Inc./
Denny Elwell Company
Hubbell Realty
Iowa Credit Union Foundation
Iowa State Bank
Jane Bishop Fogg
Jeff Damman
Jester Insurance
Joelyn Jensen-Marren
Junior Ibarra
Kathryn and Creighton Cox
Kemin Industries

Kimberley Development
Corporation
Koester Construction
Kris Schechinger-Camper
Lance and Joleen Henning
Lanette Nelson
Lincoln Savings Bank
Foundation
Lori Kauzlarich
Luis Montoya
Mandi McReynolds
Matt Hauge
McAninch Corporation
MHCS P.C.
MidWestOne Bank
Nationwide Employees
Nationwide Foundation
Newbury Living
Northwest Bank
Principal Financial Group
Foundation
R.E. Properties
Rachel Flint

Ralph & Sylvia G. Green
Charitable Foundation
Randall and Janis Van Ahn
Innis
Rick and Annette Krause
Sara Hopkins Real Estate Team
Sidekick Development
Simonson & Associates
Architects
Tarbell & Company
Teree Caldwell-Johnson
The Graham Group, Inc.
The Weitz Company
Tim and Sandy McClelland
Tracy Levine
Troy and Angie Thompson
Turner Construction
Veridian Credit Union
VisionBank
Wells Fargo
West Bank
William C. Knapp Charitable
Foundation
Windsor Heights Lutheran
Church

The Trust Fund's team



At the end of this year, the Trust Fund welcomed **Toby O'Berry** as our new executive director and **Mark Thompson** as our new director of housing development during a special reception at West End Architectural Salvage.

Top photo: Mark Thompson addresses the gathering. Below left: Toby O'Berry (right) delivers a greeting, watched by Mark Thompson (far left) and board chair Cole McClelland. Below right: The gathering was a time to visit with numerous Trust Fund leaders and supporters including (L to R) Carrie Woerdeman, then with the Iowa Finance Authority, then-City Councilperson Connie Boesen, County Supervisor Angela Connolly, and Lance Henning, president of Greater Des Moines Habitat for Humanity.

Board of directors

Cole McClelland, Bankers Trust*
Luis Montoya, Des Moines Area Regional Transit (DART)*
Steve Van Oort, Polk County Board of Supervisors*
Joelyn Jensen-Marren, Federal Home Loan Bank of Des Moines*
Ena Babic Barnes, Iowa Credit Union Foundation
TJ Brand, Community State Bank
Lindsay Cannaday, Green State Credit Union
Angela Connolly, Polk County Board of Supervisors
Frank Cownie, Mayor of the City of Des Moines
Creighton Cox, C2 Consultants, Inc.
Nathan Drew, Drew Realty
Rachel Flint, Hubbell Realty
Tina Hadden, Mowry Strategies
Renee Hardman, West Des Moines City Councilperson
Sara Hopkins, Sara Hopkins Real Estate Team
Junior Ibarra, Ibarra Realty Group
Cynthia Latcham, Anawim Housing
Suzanne Mineck, Mineck Advisors
Kris Schechinger-Camper, Nationwide Foundation
Nathan Simpson, Primary Health Care
Jay Singleton, Wells Fargo Home Mortgage

** Denotes officers*

Staff

Eric Burmeister, executive director
Toby O'Berry, incoming executive director
Lori Kauzlarich, associate director
Mollie Giller, director of programs and supportive services
Matt Hauge, director of communications and outreach
Julian Neely, director of advancement and community investment
David Teachout, administrative coordinator
Mark Thompson, director of housing development
Arie True-Funk, director of research & planning

Standing committees

Much of the Trust Fund's work takes place within our standing committees, where dozens of local housing leaders volunteer their time to support our mission.

The **Executive Committee** is comprised of the officers of the Trust Fund, its Past Chair and an "at-large" member. The committee is responsible for directing and evaluating the Executive Director.

The **Development Committee** is responsible for evaluating and recommending action on all project applications for PCHTF development funds.

The **Programs and Supportive Services Committee** is responsible for recommending action on all applications for PSS funds, those raised through donations or grants.

The **Advancement Committee** is responsible for managing the PCHTF's community fundraising efforts for supportive service program dollars.

The **Governance Committee** is responsible for recommending action on the organization's governance model and Strategic Plan. It is also responsible for board and committee recruitment and continuing education.

The **Finance Committee** is responsible for the financial operation of the Trust Fund, including the organization's annual audit, compliance with internal financial policies and review of insurance requirements.

The **Marketing Committee** is responsible for creating and maintaining the PCHTF's branding and consistent messaging involving affordable housing. It is also responsible for the suggestion of new educational and advocacy initiatives to further the organization's mission.



The Trust Fund's office in the Insurance Exchange Building in Downtown Des Moines is directly below the city's famous Travelers Insurance umbrella. (Photo by Ryan De Hamer via Unsplash.)

With our special thanks

The Trust Fund wishes our long-time executive director **Eric Burmeister**, best wishes in retirement. We also thank **Teree Caldwell-Johnson**, **Jeff Damman**, **Amy McCurtain** and **Mandi McReynolds** who completed terms of service on our board of directors, as well as **Diana Deibler** who stepped down as long-time marketing committee chair.

Demographic representation

As part of the Trust Fund’s commitment to equity and inclusion, we conducted a demographic survey of Trust Fund-affiliated people (board, staff, and committee members) in January 2023 with annual updates to follow.

Race & ethnicity

	PCHTF	Polk County
White alone	88%	75%
Black/African American alone	8%	8%
Hispanic/Latino	4%	9%
Asian	0%	5%
Native American/Pacific Islander	0%	0%
Two or more races	0%	3%

Hispanic/Latino includes people of any race. Polk County data is from the ACS 2021 1-year estimate for Polk County.

Born in the US

	PCHTF	Polk County
Yes	82%	90.2%
No	18%	9.8%

Gender identity

	PCHTF	Polk County
Female	63%	50%
Male	39%	50%

Lived experience in housing insecurity

	PCHTF
Yes	14%
No	86%

Participants were asked to self identify on their lived experience with housing insecurity which was defined as the respondent or their household experiencing significant difficulty paying for housing at any point in life, or having been evicted or foreclosed upon.

About the survey

The response rate for this survey among Trust Fund-affiliated people was 88%.

Conducting a survey to inform recruitment and representation among team members is a recommended strategy of the DSM 4 Equity Collective, a Capital Crossroads initiative to elevate Central Iowa’s commitment to equity. Learn about the project at dsm4equity.org.

Funding and financial information

Where our funds come from

The Trust Fund is a qualified Local Housing Trust Fund defined in Iowa law. The State of Iowa funds affordable housing through the State Housing Trust Fund which are granted to local groups like PCHTF. Due to the large population we serve, Polk County Housing Trust Fund is the largest recipient of these state funds.

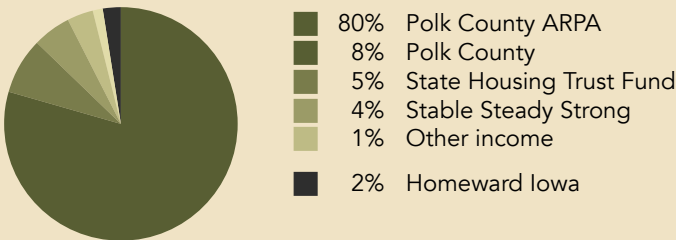
Polk County's government is the largest funder of the PCHTF. The Supervisors originally formed and funded the Trust Fund in 1995, and their support funds the largest share of our operating costs. Thanks to the operating support provided by the Polk County Board of Supervisors, all of funds we raise through our **STABLE STEADY STRONG** investment campaign are re-granted into the community as Programs and Supportive Services (PSS) grants.

Polk County's allocation of \$15+ million in American Rescue Plan Act funds to PCHTF, the majority of which (\$12 million) we are allocating to support rental housing development, dominate the picture in our financial statements this year. All the funds arrived for the ARPA program this year, but roughly 50% was paid out with remaining funds to be allocated in FY2024. That means this year's income (at right) is shown to vastly exceed expenses, and next year's charts will likely show the opposite as remaining ARPA funds are paid out.

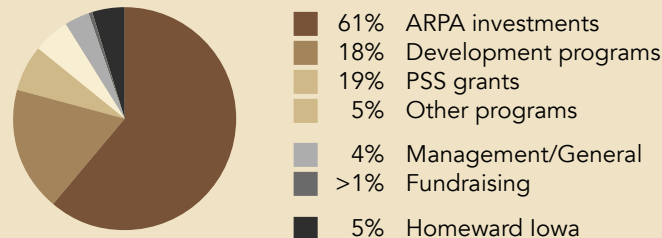
Although the ARPA program has outsize influence on our top-line financial numbers, our financial performance and condition in FY2023 apart from the ARPA funds were otherwise largely similar to FY2022.

Financial performance

FY2023 Income: \$19,273,540



FY2023 Expenses: \$8,918,068



Homeward Iowa was previously known as the Polk County Continuum of Care. We were the fiscal agent for that organization which is otherwise independently managed until our agreement ended June 30, 2023, the end of the year shown in this report. Our financial statements are subject to annual audit by Denman and Company. The PCHTF board accepted the FY2023 audit on December 1, 2023.

POLK COUNTY
HOUSING
TRUST FUND